

# PROMINENT OFFICE/RETAIL UNIT

89 WILTON ROAD, PIMLICO SW1V 1DN

400 sq. ft (37.2 sq. m) approx.



**PROMINENT OFFICE/RETAIL UNIT BENEFITTING FROM CONSIDERABLE FOOTFALL**

TO LET: £36,000 pa

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**  
COMMERCIAL PROPERTY ADVISORS

 **RICS**  
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## DESCRIPTION

The premises comprise ground and basement levels of an attractive mid-terraced office/retail space. The ground floor benefits from excellent natural light and on street presence. To the rear there is a private paved courtyard (166 sq. ft approx). The basement provides additional office space, WC facilities, fully fitted kitchenette and considerable storage space.

## LOCATION

Situated in a prime Victoria location, Wilton Road is a short 5-minute walk from Victoria Station providing mainline rail services including the Gatwick Express as well as underground services (Victoria, District and Circle lines).

The area has an abundance of amenities in the immediate vicinity, providing staff and visitors alike with various shops and restaurants.

## ACCOMMODATION

Total NIA: 400 sq. ft (37.2 sq. m) approx.

Courtyard: 166 sq. ft (15.4 sq. m) approx.

## ENERGY PERFORMANCE (EPC)

Available on request.

## TENURE

Available on a new Full Repairing and Insuring lease on flexible terms.

## RATEABLE VALUE

The Rateable Value is: £12,750

£6,375 approximately payable.

\*All applicants are advised to make their own enquiries with the local council.

## RENT

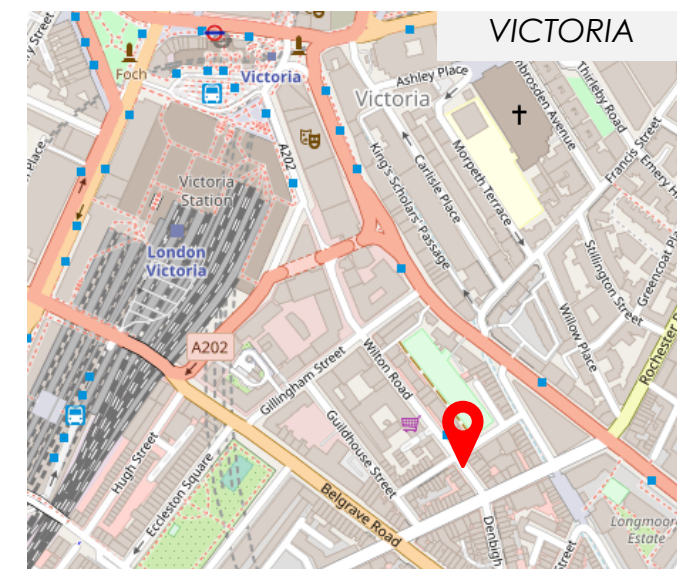
£36,000 per annum

\*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

## LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract



## VIEWING AND FURTHER INFORMATION

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